



## Section 19.15.020—INTERSECTION COMMERCIAL ZONE

**PURPOSE AND INTENT:** The Intersection Commercial (IC) zone implements the Intersection Commercial Comprehensive Plan designation. The purpose of this zone is to establish areas (in otherwise residential areas) for low to moderate intensity convenience commercial uses to serve customers travelling to and from their nearby homes. The intent is to provide a diverse mix of uses which serve multiple residential areas, designed to encourage pedestrian and transit access, be compatible with adjacent residential neighborhoods, and be consistent with road and utility capacity.

**ONLY THOSE USES LISTED ON THE FOLLOWING USE ZONE CHARTS MAY BE ALLOWED IN THE CI ZONE, SUBJECT TO MEETING ALL APPLICABLE REQUIREMENTS OF THE ZONING CODE. THE FOLLOWING SPECIAL REGULATIONS APPLY TO ALL USES IN THE INTERSECTION COMMERCIAL ZONE. BE SURE TO CHECK THE APPLICABLE USE ZONE CHART FOR ADDITIONAL REQUIREMENTS THAT PERTAIN TO SPECIFIC USES. WHERE A SPECIAL REGULATION BELOW CONFLICTS WITH A SPECIAL REGULATION IN A USE ZONE CHART FOR A SPECIFIC USE, THE USE ZONE CHART SHALL APPLY.**

### 19.15.020.1: SPECIAL REGULATIONS:

A. Primary vehicular access shall be from an *arterial street*.

B. The property owner shall record access easements and shared parking agreements between the *site* and abutting CI-zoned properties. This regulation applies whenever there is a change in tenant or a *substantial improvement* on a *lot*. This regulation may be waived or modified through a Type 1 review, if complying with the requirement is infeasible or an alternative solution would better meet the goals of providing shared access and parking.

C. Repealed, Ord. 529, 2009

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
<div><div>CI Zone</div><div>USE ↓</div></div> <div>REGULATIONS ↓</div>	Special Review Process (See Ch. 19.65)	MINIMUMS			MAXIMUMS			Landscape Category (See Ch. 19.25)	Minimum Required Parking Spaces (See Ch. 19.20)	Special Regulations (See also Section 19.15.020.1 and Chapter 19.17, Miscellaneous Use, Development and Performance Standards)
		Lot Area	SETBACKS		Lot Coverage		Building Height			
			Front Setback	Interior Setback	Building Coverage	Impervious Surface Coverage				
19.15.020.2 <i>Convenience Retail</i>  <i>Office</i>  <i>Eating and Drinking Establishment</i>  <i>Convenience Auto Service</i>	See Spec. Reg. 1	None	10'	0'	70%	85%	35'	C	3 spaces per 1,000 s.f. of <i>net floor area</i>  <i>Eating and Drinking Establishment</i> -13 spaces per 1,000 s.f. of dining or lounge area. [Ord. 313 § 1, 2000]	1. Maximum <i>gross floor area</i> per <i>building</i> is 5,000 s.f. Up to 10,000 s.f. may be approved through a Type 1 review process. Greater than 10,000 s.f may be approved through a Type 2 review process.  2. The following are not permitted: auto sales, <i>pawn shop</i> and veterinarian.  3. Outdoor <i>use</i> and storage is limited to <i>accessory</i> display and/or storage of goods sold at <i>retail</i> on the premises. Outdoor <i>use</i> and storage areas shall be limited to five feet in <i>height</i> and shall not be located in any required landscape area.  4. Auto service activities shall occur inside a building.
19.15.020.3 <i>Family Day Care Home I and II</i>	None	See Special Regulation 1								1. Must comply with requirements of the <i>primary use</i> .  2. <i>Family Day Care Home II</i> : Must provide State certification of safe passenger loading area.
19.15.020.4 <i>Day Care Center</i>	None	None	10'	0'	70%	85%	35'	B	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. Must provide State certification of safe passenger loading area.

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		Lot Area	SETBACKS		Lot Coverage		Building Height			
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19.15.020.5 Mixed Use  Senior Citizen Assisted Dwelling Unit  Community Residential Facility	None	None	10'	0'	70%	85%	45'	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	<p>1. Shall provide <i>convenience retail, office or eating and drinking establishment</i> uses on the floor adjacent to a <i>street</i>, or if the <i>site</i> does not abut a <i>street</i>, on floor adjacent to parking lot. <i>Eating and drinking establishment</i> is permitted on any floor.</p> <p>2. Maximum residential density shall not exceed the highest density allowed by the zoning of an abutting residentially zoned lot. If more than one residentially zoned lot abuts the subject lot, the highest residential zoning density may be used to calculate the maximum residential density. In cases where there is no residentially zoned lot abutting the subject lot, the maximum allowed residential density shall be established by the zoning of the closest residentially zone lot. [Ord. 484 § 1, 2008]</p> <p>3. The following are not permitted: auto repair shop, auto sales, <i>convenience auto service</i>, drive-through facilities, <i>pawn shop</i>, or veterinarian.</p> <p>4. Outdoor <i>use</i> and storage is limited to <i>accessory</i> display and/or storage of goods sold at <i>retail</i> on the premises. Outdoor <i>use</i> and storage areas shall be limited to five feet in <i>height</i> and shall not be located in any required landscape area.</p> <p>5. <i>Senior citizen assisted dwelling unit</i> or <i>community residential facility</i> only allowed as part of a <i>mixed use</i> project.</p>

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19.15.020.6 <i>Public Park and Recreation Facilities</i>	Type 1, if less than 1 acre  Otherwise, Type 2	None.	10' See Spec. Reg. 2	0' See Spec. Reg. 2	60%	85%	35'	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. Lighting for structures and fields shall be directed away from residential areas.  2. Structures shall maintain a 50-foot <i>setback</i> from <i>adjoining lots</i> zoned RS. The <i>Director</i> may allow structures such as playground equipment, ball field backstops and tennis court <i>fences</i> closer than 50' if compatible with the surrounding neighborhood and traffic safety considerations.
19.15.020.7 <i>Community, Cultural, Religious or Government Facility</i> [Ord. 479 § 1, 2007]	Type 3	None	10'	0'	60%	85%	35'	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	
19.15.020.8 <i>Public Utility</i>	Type 3	None	30'	30'	60%	85%	35'	D	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. Shall be designed, located, constructed and buffered to blend in with their surroundings and minimize adverse impacts on adjacent properties. Special attention shall be given to minimizing noise, light and glare impacts.
19.15.020.9 <i>Personal Wireless Service Facility</i> <sup>(1)</sup>	See Chapter 19.50									

(1) Amended, Ord. 265, 1999

Note: All landscape categories added by Ord. 293, 2000